



SDMS DocID

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MICHAEL P. DIGNAZIO

ATTORNEY AT LAW

30 WEST THIRD STREET

P.O. BOX 428

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(610) 565-8535

FAX (610) 891-7215

ORIGINAL

May 19, 2011

Joanne Marinelli, Chief
Cost Recovery Branch
U.S. Environmental Protection Agency
Region III 1650 Arch Street
Philadelphia, PA 19103-2029

RE: Required Submission of Information
Lower Darby Creek Area Superfund Site, Clearview Landfill
Delaware and Philadelphia Counties, Pennsylvania

Dear Ms. Marinelli:

Please be advised that I am attorney for Steve Fitzgerald, LLP and I am authorized to respond to your letter of May 12, 2011, requesting certain information from the company.

1) LLP is a Pennsylvania Limited Liability Partnership with a mailing address at 520A Abbot Drive, Broomall, PA 19008.

- a) The business was started in Pennsylvania on December 14, 1998.
- b) I am enclosing herewith copies of the business entity filing history with the Pennsylvania Department of State.
- c) There are no parent, subsidiary, or affiliated entities.

2) Steve Fitzgerald, LLP was the successful bidder at a judicial tax sale held by the Delaware Tax Claim Bureau on May 16, 2007. The litigation immediately ensued on June 7, 2007 when the title holder, Clearview Land Development Company filed Petition to Set Aside Judicial Tax Sale in the Court of Common Pleas of Delaware County at No. 07-7135. Despite the ongoing litigation the Delaware County Tax Claim Bureau executed and recorded deed on December 10, 2010. A copy of that deed is included herewith.

3) Steve Fitzgerald, LLP has never conducted any business or activity at the property.

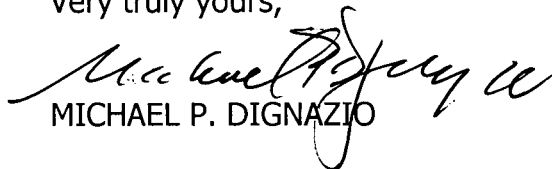
4) Steve Fitzgerald, LLP has never come in possession of the property.

Joanne Marinelli, Chief
Cost Recovery Branch
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Page 2,

- 5) Steve Fitzgerald, LLP would use the property for any purposes allowed by the United State Environmental Protection Agency.
- 6) No current or former employee of Steve Fitzgerald, LLP has any personal knowledge of the operation or of waste disposal practices at the property.
- 7) The only contact that Steve Fitzgerald, LLP has with businesses currently operating on the property is through the attorney for Clearview Land Development Company, Andrew J. Donaghy, 17 West Third Street, P.O. Box 108, Media, PA 19063, telephone number 610-565-4092.
- 8) Steve Fitzgerald, LLP has never come into possession of the property and has never made lease arrangements or agreements with anybody with reference to the property.
- 9) Not applicable.
- 10) No knowledge.
- 11) Steve Fitzgerald, LLP believes the property is not encumbered by any liens, mortgages, or judgments of any sort. By operation of the judicial tax sale all liens, including the lien of the Environmental Protection Agency, who was served with notice of said sale, were stricken by operation of law.
- 12) Steve Fitzgerald, LLP has never been in possession of the property so it has never generated, stored, treated, or transported, recycled, formulated or disposed of any hazardous substance, waste pollutant contaminant matter from the property.
- 13) Steve Fitzgerald, LLP has no knowledge of any party operating at the property that had caused a spill or the release of chemical, hazardous substance, waste at the property.

Further information can be received by contacting the undersigned.

Very truly yours,


MICHAEL P. DIGNAZIO

MPD/kk
Enclosures

T.C.B. 23

RD BK04854-0747

DT-DEED

2010072939 12/13/2010 01:28:38 PM:1

RCD FEE: \$82.50 POL SUB TAX: \$3,900.00 ST TAX: \$3,900.00



DELAWARE
COUNTY

15-DARBY TWP \$3,900.00

THOMAS J. JUDGE SR. ROD

Judicial Sale TAX CLAIM BUREAU DEED

THIS DEED, Made this 10th day of December 2010,
between the **TAX CLAIM BUREAU**, of the County of Delaware, Pennsylvania, as Trustee, **GRANTOR**,
and **Steve Fitzgerald LLP**

GRANTEE, his, her, or their heirs, assigns, and successors.

WITNESSETH, that in consideration of the sum of Six Hundred Dollars And Zero Cents
(\$600.00) in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby
grant and convey unto the said Grantee, his, her, their heirs, assigns and successors, in accordance with
the Real Estate Tax Sale Law of July 7, 1947, P.L. 1368, as amended, (72 P.S. 58 .101 et seq.)

ALL THAT CERTAIN tract, piece or parcel of **SEATED** land containing

Hook Road

39 Acres

Grd

EPA superfund

Property Situate Township of Darby

County of Delaware and Commonwealth of Pennsylvania.

All Real Estate Taxes satisfied up to and including 2007 County and Township Taxes

Folio# 15-00-00972-00

BEING the property formerly owned or reputed to be owned by Clearview Land
Development Co

the same having been unsold at a Judicial Sale held on 16th day of May 2007 under the
authority of the provision of the said Real Estate Tax Sale Law and entered in the Court of Common Pleas
of Delaware County, Pennsylvania as of 07-01657, Tax Claim Bureau Number 62-0021,
the property having been exposed, but unsold, at a prior Upset Sale under the authority of said Act.

IN WITNESS WHEREOF, said Grantor has hereunto caused this Deed to be executed by its
Director the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

TAX CLAIM BUREAU OF DELAWARE COUNTY, TRUSTEE


SALES COORDINATOR

By  (SEAL)
DIRECTOR

4P

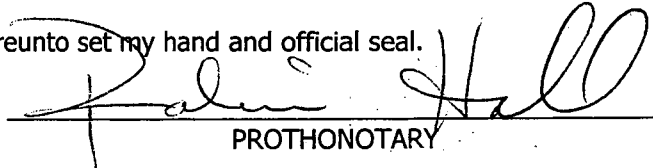
COMMONWEALTH OF PENNSYLVANIA:

SS:

COUNTY OF DELAWARE

On this, the 10th day of December, 2010
before me, the Prothonotary of Delaware County, the undersigned officer, personally
appeared, Josephine Rizzo, Director of the Tax Claim Bureau of the County of Delaware,
Commonwealth of Pennsylvania, known to me to be the person described in the foregoing instrument and
acknowledged that he executed the same in the capacity therein stated and for the purpose therein
contained.

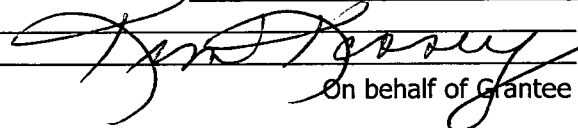
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

 (L.S.)
PROTHONOTARY

(SEAL)

CERTIFICATE OF RESIDENCE

I hereby certify that the precise address of the Grantee herein is Po Box 146 Broomall,
PA 19008


On behalf of Grantee

DEED

TAX CLAIM BUREAU
OF
DELAWARE COUNTY, PENNSYLVANIA

TO

GRANTOR: Clearview Land Development Co

GRANTEE: Steve Fitzgerald LLP

PREMISES: Hook Road

FOLIO #: 15-00-00972-00

MAIL TAX BILL TO:

Steve Fitzgerald LLP
Po Box 146
Broomall, PA 19008

RETURN DOCUMENT TO:
TAX CLAIM BUREAU
MEDIA, PA.

RECORDED in the Office for Recording of Deeds in and for Delaware County, Pennsylvania, in

Deed Book _____ Page _____

WITNESS my hand and seal of Office this _____ day of Anno Domini _____

This Indenture,

Exhibit A
Made the 13th day of June in the year of our Lord one thousand nine hundred and fifty-eight (1958) BETWEEN MAX A. ROSENBERG and MINNIE, his wife and DELAWARE SALVAGE CO. (hereinafter called the Grantors) of one part AND CLEARVIEW LAND DEVELOPMENT COMPANY (hereinafter called the Grantee)

Witnesseth, That the said Grantors

for and in consideration of the sum One Dollar (\$1.00)

lawful money of the United States of America, unto them well and truly paid by the said Grantee

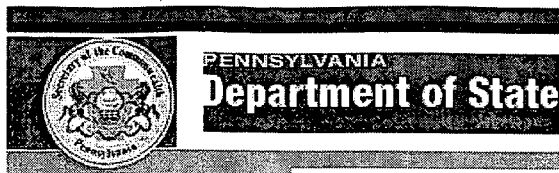
at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold, aliened, infeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, infeoff, release and confirm unto the said Grantee, its successors and assigns

Warranted Assure

ALL THAT CERTAIN tract or parcel of ground, with buildings and improvements thereon erected, Situate in the Township of Darby, County of Delaware, State of Pennsylvania, as shown on the plan for Isidor Ostboff, made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated June 24, 1957, being bounded and described as follows:

BEGINNING at a point the intersection of the centerline of 80th Street, as laid out (70 ft. D.S.) wide, with the centerline of Dickens Avenue (50 ft. D.S.) wide, (not open); thence, extending along the center line of said Dickens Avenue said centerline being the Darby Township, Delaware County, City of Philadelphia Line, S. 36 degrees 40 minutes 20 seconds W. 2090 ft. (more or less) to a point in the Northeastly low water line of said Darby Creek Meandering northwesterly and northeasterly by its various courses and distances, 3404' More or less) to a point; thence, leaving said Darby Creek and extending S. 36 degrees 40 minutes 20 seconds W. along the Darby Township-City of Philadelphia Line, (444.79 ft. more or less U.S.) (443.79 more or less D.S.) to a point in the centerline of said 80th Street; thence extending along the centerline of said 80th Street, said centerline being also the Darby Township-City of Philadelphia Line, S. 53 degrees 19 minutes 40 seconds E., (75000 ft. D.S.) (18,000 ft. U.S.) to the first mentioned point or place of beginning.

BEING in part the same premises which Edward Lafferty and Elisabeth R. Lafferty granted and conveyed to the Delaware Salvage Company, a Pennsylvania Corporation by Deed dated February 7, 1956, which deed is recorded in the Office for the recording of Deeds in and for the County of Delaware, Commonwealth of Pennsylvania in Deed Book No. 1806, page 315. The said Delaware Salvage Company having filed a Declaration of Trust under date of November 1, 1957 wherein it acknowledged that it held the said premises in trust for Max A. Rosenberg, which Declaration is recorded in the office for recording of Deeds in and for Delaware County, Pennsylvania in Deed Book 1882, page 600; Being also in part premises granted and conveyed by Forrester H. Scott and Mary Louise, his wife to Max A. Rosenberg by deed dated April 18, 1952, recorded in the Office for the recording of Deeds in and for Delaware County, Commonwealth of Pennsylvania, Deed Book 1921, page 258; Being also in part premises granted and conveyed by Edward A. Montgomery, singleman to Max A. Rosenberg by Deed dated November 8, 1951 and recorded in Deed Book 1920, page 393; Being also in part premises granted and conveyed by Lela Fisher and Nadia, his wife to the present grantee, Clearview Land Development Company by deed dated - ✓, recorded in the office for the recording of deeds in and for Delaware County, Commonwealth of Pennsylvania, deed Book 1884 page 340, Max Rosenberg one of the present grantors being the legal title holder to a portion of the aforesaid mentioned premises and Delaware Salvage Co. being the other legal title holder to the remainder of the aforesaid premises holding said premises in trust for Clearview Land Development Company.



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Business Entity Filing History

Date: 5/19/2011 (Select the link above to view the Business Entity's Filing History)

Business Name History

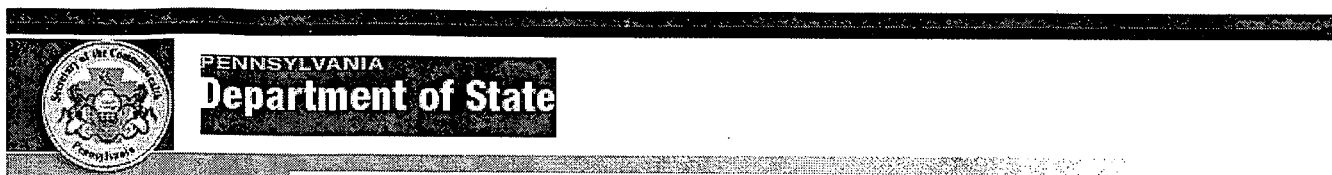
Name	Name Type
STEVE FITZGERALD, LLP	Current Name

Limited Liability General Partnership - Domestic - Information

Entity Number:	2850441
Status:	Active
Entity Creation Date:	12/14/1998
State of Business.:	PA
Registered Office Address:	520 A ABBOTT DR BROOMALL PA 19008-0 Delaware
Mailing Address:	520 A ABBOTT DR BROOMALL PA 19008



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Click on the Business Entity Name or Entity Number to view more information.

Business Entity Name	Entity Number	Type	Status	Entity Creation Date
STEVE FITZGERALD, LLP	2850441	Limited Liability General Partnership	Active	12/14/1998

Records Revealed 1 to 1 Only



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